

# 13 Railway Parade, Newport, Vic 3015

THE AGENCY

## House For Sale

Thursday, 25 April 2024

13 Railway Parade, Newport, Vic 3015

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



Leigh Melbourne  
0414239986



Noah LautmanWurt  
0424635277

**\$940,000 - \$980,000**

Effortlessly elegant and desirably distinguished by its perfect partnership of indoor spaces and outdoor surroundings, this exceptional single level residence's sense of seclusion and sanctuary complements the quiet convenience of its corner setting. Established gardens create a mood that's immediately matched by the appeal of the interior proportions. A living room featuring attractive outlooks through its bay window enjoys its own zone, separate from a family room/dining area that opens to a decked retreat of perfect landscaped privacy. A superlative open-plan kitchen is the centrepiece of the living and dining areas while three double bedrooms, including a main bedroom with smart lighting, deliver exceptional comfort and character. A beautifully appointed bathroom is a pleasure to be in at the start and end of every day – or any time at all really – while a separate laundry puts a big tick in the box marked 'convenience'. In addition to the designer deck, this home's stunning alfresco pavilion provides an irresistible context for alfresco enjoyment enhanced by natural light from the northerly rear aspect. Screened by the greenery of mature hedging, enhanced by a built-in barbeque and fridge and integrated garden lighting, the outdoor environs are a total delight. Carport flexibility, the security of an electric gate and the presence of a 15amp power point for electric vehicle charging add to this home's exceptional appeal close to the renowned Elephant Café- it will become your local – Newport Gardens Primary School, nearby shopping, parks and Mason Street. Newport station, Williamstown and the water are all also readily reached from this refined design on the Revo Street corner.